



Amherst Massachusetts

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March 29, 2018

Mr. Gregory Watson, Manager of Planning and Programs
MassHousing
One Beacon Street
Boston, MA 02108

Dear Mr Watson:

The Town of Amherst is pleased to submit this application for funding under the Planning for Housing Production Program of MassHousing. The development of affordable housing continues to be a major priority for the Town. In its 2013 Housing Production Plan, the Town committed to developing 240 new affordable housing units. The proposed grant will provide critical assistance in meeting this goal in the following ways:

1. Predevelopment funding to be used to perform feasibility analyses of both publically and privately owned parcels that could be acquired by the trust for affordable housing development.
2. Site acquisitions specialist to assist the trust with identifying appropriate development sites.
3. A public education and discussion forum that would include both community gathering and an online forum for topics related to growth and development in the town of Amherst.
4. 40 R consultant who will work with the Town to identify appropriate areas for a district as well as draft a bylaw that will meet the statutory requirements to help implement a proposed 40R district.

Each of these services is critical to developing a pipeline of affordable housing projects that have a realistic probability of completion. To do this we must assemble land, funding, and political support sufficient to attract competent, experienced developers who can bring the additional resources necessary to ensure affordable housing at a sufficient scale to meet the demand.

These services will be carried out by consultants working closely with Town staff, the Amherst Municipal Housing Trust and the Planning Board. The Trust will provide the 10% match to help fund these services. Town staff and Town committees have an excellent track record in planning and supporting affordable housing.

I appreciate the opportunity to apply for funding support, and look forward to working with the MassHousing in pursuit of our joint goals. If you have questions about our application, please contact Mr. Nathaniel Malloy, the Senior Planner, in our Town Planning Department.

Yours sincerely,

Paul Bockelman, Town Manager

MassHousing: Planning for Housing Production Program Application

Applicant Information			
Municipality	Amherst		
Name of chief administrative official	Paul Bockelman, Town Manager		
Name, title, and email address of application contact	Nathaniel Malloy, Senior Planner malloyn@amherstma.gov		
Phone	413-259-3322		
Web address	https://www.amherstma.gov		
Mailing address 4 Boltwood Ave. Amherst, MA 01002	Physical address (if different)		
Does the municipality currently have a multifamily housing development moratorium?	No.		
Type of housing production planning to be implemented (comprehensive master plan, Housing Production Plan, etc.)	Housing Production Plan		
Type of technical assistance sought	Rezoning <u>X</u> Community DevCapacity-Building <u>X</u> Public infrastructure design _____ Data Transparency <u>X</u>		
Grant amount requested	(Local design services only, \$100,000 maximum)		TBD
Latest DHCD Subsidized Housing Inventory percentage	11.3% as of January 11, 2018	Has the municipality adopted the Community Preservation Act?	Yes
Does the municipality have a current DHCD-approved HPP?	Yes	Has the HPP been certified by DHCD?	No
Does the municipality have a DHCD-approved Chapter 40R district?	No	Does the municipality have a zoning district that allows by-right multifamily housing?	Yes
Does the municipality have a signed Community Compact?	Yes	Is the municipality pursuing a housing best practice under the Community Compact?	No
Total new housing units to be created through this application	300	New affordable housing units to be created through this application	75

Application Narrative

- I. *Briefly describe the applicant municipality's current housing stock, the housing choices currently available to households of varied ages and incomes, and the local and regional need for additional housing growth.*

Current Housing stock

Amherst has a total "year round" housing stock of 9,621 units (SHI, DHCD). Not included in this total are 12,012 individuals housed in residential units on the University of Massachusetts campus, 1,750, at Amherst College and 1,188, at Hampshire College, the three institutions of higher education that make their home in Amherst. The availability of on campus residential units (or limits thereof) has a significant impact on the local housing market.

A 2013 report by RKG associates (the Community Housing Market Study or CHMS), found that "single family units (4,096) accounted for 43.7% of the housing supply. Condominiums totaled 1,053 units and represented 11% of the housing supply. Small multi-family properties contained 1,085 units or 11.6% of the supply. Apartment properties contained 3,137 units or just over one-third of the supply" (CMHS, 2013).

A different breakdown is shown in the table below from the 2013 Housing Production Plan (HPP) showing changes in the type of structure from 1990 to 2010.

Units by Type of Structure, 1990-2010

Type of Structure	1990		2000		2010	
	#	%	#	%	#	%
1-detached units	3,652	41.4	4,148	44.0	4,415	46.6
1-attached units	577	6.5	536	5.7	541	5.7
2 units	514	5.8	579	6.1	606	6.4
3-4 units	927	10.5	1,052	11.2	626	6.6
5-9 units	1,387	15.7	1,089	11.6	1,096	11.6
10+ units	1,587	18.0	2,019	21.4	2,144	22.6
Other (boat, van, RV)	172	2.0	4	0.0	53	0.6
Total	8,816	100.0	9,426	100.0	9,481	100.0

Source: U.S. Census Bureau, Census 1990 and 2000 Summary File 3 and American Community Survey 2008-2010

A significant segment of the housing stock is "affordable". The Subsidized Housing Inventory includes 1083 units in Amherst and there are more under construction. Beacon Communities is including 26 affordable units of 130 total in a mixed-use development in North Amherst and Pioneer Valley Habitat for Humanity has four units under construction. At least two other developments are in the planning stages; they will also include affordable units, as required by Amherst's inclusionary zoning bylaw.

Resident Age: Amherst's population growth has historically been closely linked to student enrollments as the town is home to three prominent institutions of higher education including the Flagship campus of the University of Massachusetts, Amherst College, and Hampshire College. In 2010, residents between the ages of 18 and 24, most of whom were students, comprised more than half of Amherst's total population compared to 22.4% and 11.8% for the county and state, respectively.

The table below shows the changes in age distribution for Amherst from 1990 to 2010. Note that there are four categories in which there are significant drops in the population in those age ranges, 0-4, 5-17, 25-34, and 35-44. There are major reductions in the numbers of families with children. In a separate, more recent analysis by the Pioneer Valley Planning Commission (PVPC), they estimated the reduction of 700 families since 2000. On the other hand, there are four populations that have grown significantly, 18-24, 45-54, 55-64, and over 65. What does that signify? First and foremost, there is growth in the college population. (The figures shown reflect those living in Amherst, either on campus or in the community. Many additional students find housing in the neighboring communities.) The three older groups represent older adults aging into existing housing or moving into new housing developments for older adults or older adults migrating to Amherst. These trends have continued in the years since 2010.

Changes in Age Distribution: 1990 to 2010 (Source, HPP, 2013)

Age Range	1990	2010
0-4	1,152	839
5-17	3,044	2,929
18-24	18,760	21,115
25-34	4,073	3,012
35-44	3,233	1,997
45-54	1,890	2,517
55-64	1,280	2,615
65+	1,750	2,795

Housing access is generally good for university and college students. For a majority of students their residential needs are met on one of the three campuses. Others have to scramble to find housing in Amherst or in a neighboring community. This results on pressure on the local housing market that may account for the reduced presence of the 0-17 and 25-44 populations. What were once "starter family homes" or apartments have been purchased by investors to rent to students, and families find it increasingly difficult to find housing. Finally access to housing is generally good for persons over the age of 45. This is because many continue to live in the same home they purchased years ago or they have the income to move into one of the new retirement developments. The Amherst Housing Authority also supports housing for low income seniors.

Household Types: While Amherst's population grew by 13.8% from 1980 to 2010, the numbers of households increased more dramatically, by 21.7% to 9,259 total households. This is correlated to the increasing number of smaller, non-family households, including individuals and unrelated household

members. (Same-sex households are included under the family household category if there is at least one additional person related to the householder by birth or adoption.) Non-family households increased from 3,482 in 1980 to 4,775 by 2010, now comprising the majority of all households in Amherst. This increase in smaller households is reflected in the decreasing average household size, from 2.61 persons in 1980 to 2.44 by 2010. The growing number of smaller, non-family households is also reflective of national trends driven by fewer numbers of children and “traditional” families, increases in “child-free” and “child-delayed” families, and increases in empty nesters and senior and frail populations, particularly those who are living alone (HPP, 2013).

Comparisons of 2010 income levels for owners and renters are provided in the table below. Not surprisingly, the median income level of homeowners is substantially higher than that of renters (HPP, 2013). The homeowners tend to be older persons who have been in place for a number of years. Renters tend to be younger; many are likely to be students. There are apparently a wide range of income groups accommodated in Amherst housing.

Income Distribution by Tenure, 2010

Income Range	Homeowners		Renters	
	#	%	#	%
Under \$10,000	59	1.3	622	13.5
10,000-24,999	262	6.0	1,371	29.7
25,000-34,999	153	3.5	646	14.0
35,000-49,999	353	8.1	657	14.3
50,000-74,999	479	10.9	559	12.1
75,000-99,999	850	19.4	185	4.0
100,000-149,999	1,182	27.0	261	5.7
150,000 +	1,046	23.9	108	2.3
Total	4,384	100.0	4,609	100.0

Source: U.S. Census Bureau, American Community Survey 2008-2010 in 2010 inflation-adjusted dollars.

Need for additional housing growth

The Housing Production Plan, through its Housing Needs Assessment, identified a range of housing needs in the Amherst community, looking at important subpopulations of its residents including seniors, families, people with disabilities, the homeless, and students. Estimates of the unmet housing needs for these subpopulations are shown in the table below.

Housing Production Plan (2013). Unmet Housing Needs in Amherst

Population in Need	Housing Available	Unmet Need*	Recommended in HPP For Next Five Years**
Extremely Low Income (Within 30% AMI)	2,490	1,970 (about 1,500 are likely students)	200 units (rentals) or 83% of annual production goal of 48 units over 5 years
Very Low Income (30% to 50% AMI)	1,190	505	
Low to Moderate Income (50% to 80% AMI)	1,050	575	40 (homeownership)
Families***	3,430	870	150
Seniors***	1,860	830	50
People with Disabilities***	72 (MassAccess) + est. 100 other units+ 81 DDS units = 253	2,200	25
Persons who are Homeless***	18 beds at Craig's Place + 8 units at Jessie's House	15	Part of the 200 units listed above

Sources: U.S. Department of Housing and Urban Development (HUD), SOCDS CHAS Data, 2009, MassAccess, and Massachusetts Department of Housing and Community Development, August 28, 2012.

* Includes all those spending too much on their housing.

** Based on five-year production goals that total 48 units/year; DHCD's 1/2 of 1% requirement

*** These population groups are also largely incorporated in the numbers of those with unmet housing needs earning at extremely low and very low income levels.

The HPP provided "an affordability analysis which indicated significant gaps between what many residents can afford and what housing is available. Moreover, the large numbers of students who live off campus are in direct competition with other residents for existing units, driving up costs with increasing demand. High housing costs have translated into households spending far too much for their housing with an estimated 2,700 households spending more than half of their incomes on housing in Amherst. Housing growth has also been directed to owner-occupied units with some declines in the supply of rental housing since 1990. Amherst needs to focus on increasing the supply of housing at a variety of levels of affordability, paying particular attention to the most vulnerable of its residents (HPP, 2013)."

The Housing Production Plan recommended the development of 240 affordable units (200 rental, 40 home ownership) over a period of five years. Less than twenty percent of those units have been developed. The Amherst Municipal Affordable Housing Trust, taking the lead for the Town of Amherst is working on a new plan to achieve this goal. The present application will support this effort.

The findings of the HPP were supported in the 2015 Community Housing Market Study (CHMS). RKG Associates found that "Amherst's residential market supply does not meet the needs of its residential

demand. At the most basic level, Amherst does not have enough student-focused housing to meet the current need. "Student-focused housing" means apartment-style rental units close to UMass. As a matter of policy, UMass requires only a percentage of each school's enrollment to live on campus. This policy and continued student enrollment growth, has resulted in growth in the market for off-campus student housing. The increase in demand without a corresponding increase in supply has created a very competitive, expensive rental market with a vacancy rate of less than 2% and annual rent increases despite the economic downturn.

"The shortage of on-campus housing and student-focused housing off-campus has effectively "priced out" households at lower and moderate income levels and disrupted the "ebb and flow" relationship with Amherst's traditional ownership market. From the rental demand side, households with similar income levels as students cannot compete with the ability of students to pay. This is because students often receive financial assistance from their families, and they rent at the bedroom level, not for the entire dwelling. This phenomenon has led most of Amherst's rental housing market to establish "per bedroom" rents that, when added cumulatively for the entire unit, results in a monthly rent well above what a household earning \$30,000 to \$40,000 can pay. For those that can pay, the challenge becomes their willingness to live within an apartment community occupied primarily by student renters" (CMHS, 2015).

II. *Please describe the applicant municipality's planning vision for meeting local and regional housing needs. What planning efforts inform this vision? How did the municipality engage community stakeholders in setting this planning vision?*

Planning vision for meeting local and regional housing needs

Amherst's planning vision is the result of a ten-year process resulting in four key planning documents, each with significant community input: the Master Plan, Housing Production Plan, Community Housing Market Study and the UMass/Town of Amherst Housing & Economic Development Plan.

1. Master Plan: In 2010, the Town prepared a Master Plan to provide a "blueprint" for the future, guiding the community's long-term development in line with local aspirations and challenges. This Plan offered an overriding housing goal of providing "a mix of housing that meets the physical needs of and is affordable to the broadest possible spectrum of our community, and that minimizes the impact on the environment".

The Town's Master Plan also provided the following housing objectives:

- Encourage a greater mix of housing types, sizes, and prices serving a wider range of income levels than is currently available throughout Amherst. Encourage the development of economically diverse neighborhoods.
- Preserve and expand the number of affordable and moderately priced rental units and housing stock.
- Increase the opportunity for infill development and the location of housing developments near services.
- Encourage the production of housing in an environmentally sound manner with respect to design, siting, materials and resource use.
- Encourage housing that meets the needs of special populations.
- Improve housing and services for people in the area who are homeless.
- Support the creation of taxable student housing that will lessen the pressures on residential neighborhoods.
- Build and sustain the Town's capacity for regulatory oversight for Amherst's housing stock, and pursue ways to enhance security.

The Master Plan was led by its 30-member Comprehensive Planning Committee, including six non-voting representatives. It included the participation of other boards and committees including Planning Amherst Together, the Planning Board, and the Select Board. It was staffed by the Planning Department. The process allowed the participation of an estimated 1,000 Amherst residents through community meetings and community surveys.

2. Housing Production Plan: the HPP represented an opportunity for the Town of Amherst to fully examine the specific impacts of demographic changes, particularly its student population, relative to the dynamics of housing market conditions. Only by understanding these changes could the Town determine the current and future housing needs of its community. This Housing Plan also provided guidance on any number of policy issues regarding housing such as where to best allocate resources for the production of new affordable housing, how to revise existing zoning as it relates to guiding

new housing development, and how to engage housing developers and other housing service providers in partnerships that will work to address the identified needs. The Housing Production Plan also provided graphic representations of recommended strategies to help local leaders and residents visualize the impacts and important benefits of various affordable housing opportunities.

The Housing Production Plan was overseen by the Town's Housing and Sheltering Committee (HSC), a volunteer board appointed by the Select Board, as well as the Planning Department. The HSC met with the HPP consultant several times and carefully reviewed drafts of the plan. In addition, two public forums were held by the HSC to give other residents an opportunity to review the preliminary findings and draft final report. Findings were also reported to Amherst Town Meeting.

3. Community Housing Market Study: the study had three overarching objectives:

- To identify non-student, target population(s) that would potentially seek to live in Amherst if a supply of appropriately priced and designed housing were available.
- To understand the impacts on housing costs and supply created by student housing needs in both the rental and owner-occupied market.
- To review existing land use regulations with the intent of recommending changes that could help to support development of market-rate housing over the next five years.

The Community Housing Market Study was overseen by both the Town Planning Board, a volunteer body appointed by the Town Manager, as well as the HSC and the Town Planning Department. All carefully reviewed drafts of the study. Two public forums were held to allow public comment on the preliminary and final drafts of the report.

These efforts have continued and strengthened, partly as a result of the establishment of the Amherst Affordable Municipal Housing Trust (AMAHT or Housing Trust) under a new Town bylaw and the related State statute three years ago. The Housing Trust is the successor to the HSC and has worked closely with town planning staff in the preparation of this application.

4. UMass/Town of Amherst Housing and Economic Development Plan (U3 Town-Gown Report)

In the spring of 2014, the Town Gown Steering Committee (TGSC), comprised of representatives from the University of Massachusetts and the Town of Amherst, engaged a team led by U3 Advisors to create a Housing and Economic Development Plan. The scope of work was to: "Recommend the strategies, interventions, and processes for UMass and Amherst to collaborate and create a stable balance in housing and economic growth that allows both the University and Town to prosper." Implementation of this report continues under the leadership of the University Town Amherst Collaborative (UTAC).

Planning Goals

The Trust's primary goal is to see the development of the 75 affordable of the 240 affordable housing units identified in the Housing Production Plan. These units will serve both individuals and families who fall below 80% of the area median income (AMI), and will be a mix of rental and ownership units. Some units will also be targeted to persons who fall below 50% and 30% AMI. Although there is a seasonal shelter in Amherst, there is a lack of transitional housing or affordable small apartments. Valley CDC is planning a small, studio apartment building in Amherst to serve this population, as well as persons who are working, but cannot afford an apartment.

A secondary goal is to encourage the development of 300 total units, including some for student rentals. While some of the affordable units are likely to be within a specific new development, we would expect that others would be integrated into new mixed-use developments. Amherst also needs housing to serve the needs of individuals and families above 80% area median income. There are a number of reasons for this.

First, Amherst now has an estimated 700 fewer families with children under the age of 18 than it did in the year 2000, according to US census data. Consistent with that data, the Massachusetts Department of Education reported that there are over 1,000 fewer school age children now residing in Amherst since the year 2000. The school population has been shrinking well beyond what has been experienced by neighboring communities or the Commonwealth. Only with new housing units can at least some of this population be replaced.

Second, Amherst is a town where town employees, as well as employees of its large and small employers, increasingly find it very difficult to afford housing in this community. Both the limited supply and increasing costs of housing mean that middle income individuals and families do not have the means to afford housing, either as renters or homeowners. Expanding available housing opportunities is seen as a critical strategy to retain and attract these demographics back to town.

Expanding housing opportunities is also important to expanding the Town's economy. As a regional center of employment with the three academic institutions and many professional services, and a large offering cultural amenities, the CMHS determined that more people (and businesses) would move to Amherst if there was available housing

III. *What strategies will the municipality employ to deliver on its housing vision? What actions, if any, has the municipality taken to implement its housing vision?*

There are seven general strategies, including specific actions that Amherst both has employed and will continue to employ in delivering on its housing vision. These actions are intended to address the barriers to housing growth, available land, and community concerns about growth and cost of housing. The strategies are as follows:

- | | |
|---|---------------------------|
| 1. Inclusionary Zoning | 5. Town-Gown partnerships |
| 2. Subsidize with local resources | 6. Promote Fair Housing |
| 3. Leadership through the Municipal Trust | 7. Sustainability |
| 4. Public Education | |

1. Inclusionary Zoning Bylaw. Amherst has an existing inclusionary zoning bylaw that has not resulted in many new affordable units. However, the Planning Board will introduce a change to the inclusionary zoning bylaw to Town Meeting in May that will tighten up the description of circumstances under which developers must include affordable housing units. Given that continued housing growth is expected in Amherst, this will allow the continued expansion of affordable housing. Two potential projects that are closer to the University are currently in the planning stages and are likely to provide affordable units through the inclusionary zoning bylaw.

2. Subsidizing affordable housing with local resources. The inclusionary zoning bylaw noted above represents the “stick” with respect to development. The Town is also committed to offering a “carrot” in the form of various local resources to encourage greater expansion of affordable housing.

- a. Surplus town land. The Select Board has recently adopted a new policy for disposing of surplus land and property. The Trust has preliminarily identified three properties that have the potential for building affordable housing. The Trust has recently partnered with the Select Board and the Town Manager to put a warrant article before Town Meeting in May that would effectively transfer control of the East Street School property and building to the AMAHT. While there are questions about whether wetland issues would limit development and about the reuse of the old school building, the Housing Trust will be undertaking necessary due diligence to evaluate this and determine the possibilities for planning and affordable housing development on the property.
- b. Community Preservation Act (CPA) Funding. Amherst funds CPA at the highest level—three percent. Over the past few years a significant part of that funding has been allocated to affordable housing projects. For the first time, the CPAC is recommending to Town Meeting that \$150,000 of CPA funds be transferred to the Housing Trust. This represents a significant change because it will allow the Housing Trust to have direct control over funds to support affordable housing projects without waiting for the annual CPA funding cycle.
- c. Housing Trust Funding. As noted immediately above, the Housing Trust has received funds from CPA for the first time. We anticipate that this practice will be continued in the coming years. The Housing Trust has also received small grants from local organizations, including the Interfaith Housing Corporation. Again, we anticipate this type of support will be available in the future. Finally, the Planning Board has proposed a change to the Town’s inclusionary zoning bylaw, as noted above. If the bylaw passes Town Meeting, developers will have the

option of meeting a part of their affordable housing obligation by directing funds to the Housing Trust.

- d. Tax Increment Financing (TIF). The Town has recently gained the ability to offer Tax Increment Financing to developers through a special Act of the Legislature. This allows a developer to receive a benefit in the form of reduced real estate taxes over a period of ten years. The reduction itself can vary and be reduced to zero over that period. The first TIF was offered to Beacon Properties for its North Amherst multi-family rental development.
- e. Community Development Block Grant (CDBG) funding. The Town recently provided a grant from CDBG funds to a local, not-for-profit developer to support a search for property in Amherst for an affordable housing project that would allow development of studio apartments for very, low income individuals, including persons who are homeless. We anticipate that the Town will continue to support these types of activities in the future.

3. Leadership through the Amherst Municipal Affordable Housing Trust. The Housing Trust was established by Town bylaw three years ago. About one year ago it concluded the development of a strategic plan with the assistance of consultant Jennifer Goldson. The plan included five-year goals in the following six areas:

- Actively foster development of affordable housing
- Support homelessness prevention Initiatives
- Seek opportunities to promote conservation-based development
- Enhance local and regional collaboration
- Expand availability of direct housing assistance
- Promote outreach and education

The Housing Trust has been active in almost all of these areas. As noted above, it initiated a process to gain control over a Town-owned property that is ongoing. Members of the Housing Trust will also meet with local developers to discuss their interest in this project, as well as others that would result in additional affordable housing. It proposed a grant that will be awarded to a local family outreach provider for the prevention of homelessness using CDBG funds. It will be looking for opportunities to partner with the Town Conservation Department. It is developing a new Town Housing Policy that will focus on the goals of expanding affordable housing and the roles that the Select Board, the Planning Board, the Community Preservation Act Committee, as well as the Trust will play in implementation. As described further below, it has held one town Housing Forum last October and plans additional outreach and education efforts.

The Housing Trust must be actively looking beyond Town property that may become available. This source cannot provide enough property to meet its development goals. It must seek to identify other property in Town, now privately held, that can be made available for affordable housing, either by sale to the Trust or directly to a developer who will work with the Trust. As a part of this process, the Trust must engage consultants to perform preliminary site and feasibility analysis for any property for which it anticipates supporting development.

4. Public Education by holding community housing forums to address housing needs, development opportunities, and fair housing issues. Last October the Housing Trust, in collaboration with the Amherst League of Women Voters, sponsored "Working the Amherst Housing Puzzle: A Community Problem Solving Forum". About 60 people attended to hear about problems the Town faces as it tries to increase its stock and diversity of affordable housing from the Assistant Town manager and the

Chair of the Housing Trust. A panel speaking on the plan to bring studio apartments to Amherst to serve the needs of very low income individuals followed. The participants broke into small groups to consider how development of affordable housing can be supported, changing the Amherst housing market, preventing homelessness, finding housing for persons who are homeless, and further discussion of the studio apartment plan.

The purpose of this forum and others to follow is to educate community members and to build support for affordable housing initiatives. The Housing Trust plans another forum in June to present planning for the East Street School property, as well as discussion of other issues. The Trust will also be exploring outreach through the use of social media, including improving its website and determining the potential value of interactive vehicles such as "Consider.It", a software program that allows community members to express their opinions about planning.

Prior to the establishment of the Housing Trust, the Town had a Housing and Sheltering Committee (HSC) that had many of the responsibilities of the Trust, but without the legal authority and powers of a trust. This committee sponsored community forums on development of affordable housing, fair housing, and homelessness. Thus the Trust's work in community education and outreach is building upon and continuing the earlier work of the HSC.

5. Town-Gown Partnerships. The University-Town of Amherst Collaborative (UTAC) is a joint initiative of the Town of Amherst and the University of Massachusetts Amherst. It is made up of Amherst residents, UMass Amherst town and university officials, and UMass Amherst students. UTAC is an advisory council to the town manager and chancellor, which provides leadership and ideas, while building support for future joint endeavors. It engaged U3, a consultant, to aid in the development of a shared economic development and housing vision. In the area of housing the consultant recommended a "student village" on University Drive with ground floor uses devoted to retail and amenities appealing to undergraduates, and research or flexible commercial space. It also suggested other options for student housing, which it identified as a high priority.

Since the release of the U3 report, the University is now exploring a public-private partnership for development of some of its property, a large parking area on University Drive. It released a Request for Information (RFI) in the Fall that asked developers to respond to a range of construction needs, including 1,000 new residential units for students. One member of the Housing Trust also serves on UTAC and its housing committee. We hope to be able to use this vehicle to address some of the issues related to the impact of University students on the housing market in Amherst.

6. Promote Fair Housing. As noted above, the HSC held a forum on Fair Housing some years ago. This continues to be a responsibility of both the Housing Trust and the Town Planning Department. A senior member of the Planning Department periodically consults with the Massachusetts Fair Housing Center and local communities, including Northampton, to ensure that Amherst is taking the right steps to promote and support fair housing practices. Town staff and the Center met last year to review current regulations and best practices as it relates to fair housing, and reviewed efforts by the Town and its regulations to verify that they were compliant. As stated in this application, the Town works hard to provide housing opportunities for a broad range of the population. In terms of fair housing, it was noted that more community outreach, particularly to large landlords and property managers, would help cultivate a better awareness of fair housing practices. The Town's Planning and Inspection Services departments meets periodically with property managers and residents as part of a safe and healthy neighborhood initiative, and attends housing fairs at UMass and other institutions to

help educate both those seeking housing and those who own/manage housing about fair housing, and health and safety standards. Continued outreach efforts by the Trust will help bolster community awareness of fair housing.

7. Sustainability. The Town has created both a program "Sustaining Amherst" and appointed a Sustainability Coordinator devoted to a wide range of "green efforts". These have included encouragement of homeowners to contract for installation of solar panels, a solar project on the closed Town landfill, a ban on polystyrene bags, LED street lighting, and many resources for homes and businesses. As a further demonstration of the Town's commitment to sustainability, last Fall Town Meeting passed a warrant article requiring that new buildings for the Town (schools, fire station, public works) be constructed so that they are "net zero" with respect to their energy use. In planning new affordable housing developments, the Housing Trust will work with the Sustainability Coordinator to take advantage of both her expertise and the resources of Mass Save, the Western Mass Electric Company, and the Northampton Center for EcoTechnology. As part of the ongoing sustainability effort, the Town is taking measures to expand modes of transportation and make efficient use of the Pioneer Valley Transit Authority (PVTA). The PVTA offers such high level service in Amherst and the surrounding communities that taking public transportation is a viable option for commuting, running errands and daily life. The Town's planning strategies include locating housing along these transportation routes. The Town will also be working with the Pioneer Valley Planning Commission to help develop and prioritize a bike and pedestrian network that connects neighborhoods with local amenities and resources.

IV. Briefly describe the specific barriers that prevent the full realization of the municipality's vision for housing growth.

There are four significant barriers to housing growth in Amherst: 1. Scarcity of available land, 2. Cost of housing, 3. Community concerns about growth, and 4. Zoning regulations.

1. Scarcity of Available Land. 27.79 square miles. According to the CHMS (2015), use of land in Amherst has the following distribution:

Land type	Percent
Residential in use	30%
Residential not in use	2.7%
Commercial and industrial	1.4%
Undeveloped commercial and Industrial	0.3%
Institutional and government (tax exempt)	29%
Farm, forest, and recreational	36%

Almost all property zoned for housing is already in use. Between institutional and government owned land (mostly Amherst College and the University of Massachusetts), close to two-thirds of the land in Amherst is unavailable for housing development. That means that available land is at a premium.

2. Cost of housing. The costs of housing are higher in Amherst, than they are in comparable communities. The major factor is the student housing market driven by UMass Amherst, Amherst College, and Hampshire College. RKG (CMHS) estimates the demand for off-campus housing in Amherst is between 4,000 and 4,500 students. UMass accounts for most of this demand. Enrollment projections indicate the demand from student renters will continue to increase in the future. This is important because the imbalance of appropriate housing for student renters and the demand for that housing will adversely impact the Town's other two markets: non-student renters and non-student homeowners.

RKG's analysis indicates that the bulk of the non-student rental market cannot compete with the ability of student households to pay. As a result, the non-student market segment will remain challenged to find suitable, desirable rental opportunities in Amherst. While some relief can be provided for senior (over-55) renter households if rental age-restricted housing is built (which is very difficult to get financed from private or governmental sources), that market constitutes a portion of the non-student rental demand for Amherst. The student market is competitive with households earning up to \$100,000 per year, based on supportive monthly rents. Based on RKG's analysis, only 20% of the total market demand for rental housing will have that ability to pay.

The following table shows a sample of rental listings maintained by the UMass Off Campus Housing Office (March 21, 2018) in Amherst. Most exceed the income of an individual or family at 80% AMI. A family earning \$50,000 @ 30% income for gross housing expenses would spend only \$1,250/month for rent. That is much less than the two-bedroom rent in Amherst.

Table showing rents for apartments currently listed in Amherst (UMass Off Campus Housing Office)

	Utilities Included in Rent	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1 East Pleasant	No	\$1,520- 1,745	\$1,720- 1,945	\$2,640- 3,090		
417 West Street	Yes		\$1,525			
Alpine Commons	Yes	\$1,020		\$1,720	\$2,300	\$2,980- 3,700
Aspen Chase	Yes		\$1,260	\$1,605	\$2,040	
Boulders Apartment Homes	Heat			\$1,099- 1,439		
Brandywine Apartments	Yes		\$1,060- 1,090	\$1,430- 1,490		
Colonial Village	Hot Water/wat er			\$1,100		
Hawkins Meadow Apartments	Yes		\$1,290	\$1,620		
Kendrick Place	Yes		\$1,895- 2,045		\$3,285	\$3,980
Mill Valley Estates	Yes			\$1,700- 1,750	\$2,000- 2,050	\$2,725
North Village Apartments, Umass Family Housing Complex	Yes, \$30 extra for phone/inte rnet		\$839	\$981		
Olympia Place	yes	\$1,395	\$1,595	\$2,490	\$3,285	\$3,980
Presidential Apartments	Yes		\$1,125			
Rolling Green Apartments	Yes		\$1,340- 1,450	\$1,595- 1,810	\$2,010	\$2,600
Salem Place	No			\$1,450		
Townhouses of Amherst	Yes		\$775			

As in many other college communities, the unmet demand for student rentals in Amherst has manifested in conversions of traditional ownership units for rental use. While the net number of conversions has varied in the recent past, current market conditions and projected demand levels indicate the financial feasibility for conversion will outpace demand by owner occupants. As noted, this applies primarily to ownership housing priced below \$300,000. Several existing neighborhoods are, and they remain, at risk to continued conversion.

According to the HPP (2013), census data provides information on housing values for homeownership and rental units. The census indicated that the 2010 median house value was \$341,400, almost double

the median in 2000 of \$177,000. The median house value changed little between 1990 and 2000. The median house value of \$341,400 in Amherst in 2010 was significantly higher than the \$266,500 median of Hampshire County, but comparable to that of the state at \$342,000. See Table below.

Values of Owner-Occupied Housing, 1990 – 2010

Price Range	1990		2000		2010	
	#	%	#	%	#	%
Less than \$50,000	14	0.5	16	0.5	93	2.1
\$50,000 to \$99,999	104	3.7	117	3.3	29	0.7
\$100,000 to \$149,999	911	32.3	991	28.0	54	1.2
\$150,000 to \$199,999	944	33.5	1,122	31.7	335	7.6
\$200,000 to \$299,999	654	23.2	857	24.2	1,083	24.7
\$300,000 to \$499,999	180	6.4	390	11.0	2,233	50.9
\$500,000 or more	14	0.5	47	1.3	557	12.7
Total	2,821	100.0	3,540	100.0	4,384	100.0
Median (dollars)	\$168,400		\$177,000		\$341,400	

Source: U.S. Census Bureau, Census 1990 and 2000 Summary File 3 and American Community Survey 2008-2010

3. Community concerns about growth. A significant segment of the Town population is very concerned about new growth. Part of this concern is about the loss of a rural small town character that many wish to preserve, despite the presence of the University. Another part is the concern that the Town and its neighborhoods are being taken over by students. While Amherst and Hampshire colleges are able to provide residential space for almost all of their students, this is not true of the University. In 2016 the University housed 13,594 students, but there were 25,780 undergraduate and graduate students enrolled in State supported programs. That leaves over 12,000 students to find housing in Amherst or the surrounding communities.

Investors have seen this as an opportunity to develop or purchase both large and small residential properties in the Town. According to the assessor's file, approximately 5,030 units (53.7%) were categorized as "not owner-occupied", including 3,137 apartment units (62.4%); 889 units at small multi-family properties (17.7%); 613 single-family homes (12.2%), and 391 condominiums (7.8%) (CMHS, 2015).

One way in which community opposition manifests itself is in opposition to new zoning bylaws or proposals for new development that would allow for more densely populated areas of the community. The major objection is that these new properties would simply provide more off campus dormitory space for the University. Given the fact that these properties generally have rents that are higher than non-students, particularly families, can pay, they are most likely to be rented by students, unless they are deed restricted for affordable or senior housing.

4. Zoning Regulations: The Amherst Zoning Bylaw (ZBL) establishes twenty-four districts, including sixteen use districts and eight overlay districts. Amherst allows residential uses by right or by special permit in most districts, yet many of the housing types provided for may be difficult to create due to dimensional and other requirements. The dimensional controls in particular effectively reduce the land supply, so even where multi-unit uses are allowed under existing zoning, it may not be economical to create them” (CMHS, 2015).

The HPP described current Amherst zoning as follows: “Amherst’s Zoning Bylaw includes some progressive regulations to direct development to appropriate locations and promote some housing diversity, but these provisions have largely been stop-gap measures and the bylaw remains essentially unchanged since the 1970s. The combination of existing zoning restrictions and current market conditions have led to very slow housing growth, the inefficient use of land, and high housing demand, particularly in the context of ever-increasing student enrollment at UMass. The Town has not approved multi-family housing of more than a few units that has not been developed as affordable housing with deed restrictions in decades. While the Planning Board had tried to tackle some of the housing supply issues in a “smart” sustainable way through proposals to rezone village centers, many residents have become increasingly concerned that any new housing would ultimately be occupied by students – the “build it and they will come” outlook on new development” (HPP, 2013).

Both the HPP and the CMHS recommended changes in zoning to permit more densely populated housing development. The three major areas of recommendations in the CMHS report were as follows:

- Unlock Multi-Family and Higher-Density Housing Development
- Work to Increase On-Campus Housing Accommodations
- Accommodate Chapter 40R and Chapter 40B Developments to Protect Non-Student Renters

V. *MassHousing's Planning for Housing Production Program will build local capacity to implement housing planning, by providing municipalities with high-impact consultant services.*

A. *What are the technical assistance services requested by the municipality, as part of this grant program?*

The Town is requesting a range of technical assistance services that will both build local capacity to implement its production objectives and will also directly impact the production of housing. Each of these services is critical to developing a pipeline of affordable housing projects that have a realistic probability of completion. To do this we must assemble land, funding, and political support sufficient to attract competent, experienced developers who can bring the additional resources necessary to ensure affordable housing at a sufficient scale to meet the demand. The Trust will provide the required match to help fund the services:

1. Predevelopment funding to perform site and financial feasibility analyses for town owned sites including the East Street school site. The transfer of this site to the Amherst Municipal Affordable Housing Trust will be voted on at annual town meeting in April. The Trust will also be working with the Town's newly formed Real Property Advisory Group to identify other sites that are appropriate for affordable housing development.
2. Predevelopment funding to be used to perform feasibility analyses of privately owned parcels that could be acquired by the trust for affordable housing development. This will be undertaken whether the Trust determines that none of the Town-owned sites are suitable for development. Town-owned land alone will not be sufficient by itself to meet the goals for development of affordable housing.
3. Site acquisitions specialist to assist the Trust with identifying appropriate development sites. As noted in Section IV, land is scarce in Amherst. We will need someone capable of searching for properties that may not be on the market that have the potential for development of affordable housing.
4. A public education and discussion forum that would include both community gathering and an online forum for topics related to growth and development in the town of Amherst. As noted in Section IV, the Town has a history of opposing changes to zoning bylaws that will lead to new development or actual development proposals. Public education will be important to addressing people's concerns about new development and gaining broad public support. The trust is exploring <https://consider.it/> which we believe is an excellent way to engage with town residents on issues ranging from affordable and market rate housing needs to school enrollment projections and how housing costs have an impact on that.
5. 40 R consultant who will work with the town to identify and implement a proposed 40R district. The Town does not have a 40R district; thus this will be a new area of work. A consultant can assist both Town Planning staff and the Planning Board to identify an appropriate area for the district and to draft a bylaw that will meet the statutory requirements. The consultant would also consult on planning or participate in at least one public forum to hear community feedback on changes under consideration.

B. What specific activities will the municipality and MassHousing's technical assistance consultants collaborate on?

Both Town staff and members of the Amherst Municipal Affordable Housing Trust will work closely with technical assistance consultants. The Housing Trust has a broad range of powers that include land acquisition and disposition for affordable housing. The Trust has received some seed funding from the town's Community Preservation Act for organizational development and predevelopment activities and is prepared to use these funds to match funding from the Planning for Housing Production grant. The Trust wants to further develop expertise amongst its members so that it can begin to undertake a bigger role in housing development in the Town. In order to do this a Trust member will need to work with technical consultants to evaluate development opportunities.

1. Town staff will contract with consultants performing the site engineering, including environmental analysis, wetlands delineation, and schematic site design will work closely with planning and conversation staff to coordinate their activities and will also meet with the Housing Trust to detail their findings. For instance, this is critical to determine whether the East Street School site planning is something that the Trust can consider going forward with. As with this site, the Trust, in collaboration with Town staff, will move ahead in a step by step fashion for all other sites that come under consideration to be sure that the site is developable without committing funds unnecessarily to further work.
2. A consultant will work with the Trust to develop project review criteria, including a tool to help assess the financial feasibility of projects. The technical expertise of the consultant will provide the Trust with sound methodology to review future projects and requests for funding without relying on additional assistance.
3. A site acquisitions specialist will work with Trust and other town officials to develop a set of criteria for sites suitable for housing and will identify specific sites during the term of its contract. Given the Trust and the Town's ambitious goals for new affordable housing, it is essential that we keep moving ahead, finding new properties to put into the pipeline, even as others have broken ground.
4. The creation of an online forum that will detail Amherst's housing needs in a clear and concise manner and engage residents on the need for additional housing development as well as other critical town issues such as school enrollment, school building and consolidation and public works/infrastructure needs. This is not a substitute for public forums, which the Trust will also hold. But public forums generally attract only 50-100 people, and we recognize the need to reach a much broader audience. We will also look for other opportunities to press the case for added affordable housing, including traditional newspaper articles and columns and various social media.
5. 40R consultant: the Town expects that it will employ the services of a consultant to help identify the appropriate area for a 40R district and help draft the by-law and assist the town in engaging with residents in advance of a town vote to adopt the by-law. This consultant will work with both Town planning staff and the Town Planning Board.

C. How will these planning implementation services assist the municipality in overcoming locally-identified housing production roadblocks?

In Section IV above, we identified four roadblocks that must be overcome in order to meet housing production goals. Scarcity of available land, costs of housing because of the student-driven rental market, community concerns about growth, and zoning. As discussed below, the implementation services will assist the town in addressing barriers including identifying and vetting of appropriate sites, community engagement to build support for new development, and adoption of zoning that will permit higher density.

a. Scarcity of Available Land

- 1) A site acquisition specialist will help identify appropriate public and private sites that can be used to further the town's goal of having more housing produced.
- 2) Site engineering including environmental analysis, wetlands delineation, and schematic sign design will help identify buildable sites
- 3) Financial feasibility analysis will assist the Trust in spending town dollars wisely and leveraging as much other private and public funding as possible

b. Costs of housing.

All of technical services requested are expected to assist the Town in reducing the costs of housing. Through expanding available housing, particularly affordable housing, in the community and working with the University to expand residential units on campus should alter the Amherst housing market for the better.

c. Community concerns about growth

The creation of both public forums and an online forum will help break down some of the barriers to new housing growth that seem to plague not only the town of Amherst but communities across the Commonwealth.

d. Zoning Regulations

40R consultant will help the town create a zoning district that allows for higher density thereby bringing down costs and creating greater affordability.

VI. What is the deliverable work product, or set of deliverables, that will result from the technical assistance being sought?

1. Comprehensive site feasibility analysis for a minimum of two town owned properties:
 - a. The East street School analysis will include a wetlands delineation, schematic site design, engineering and architectural analysis of school building, conceptual plans for existing building and new units on site and financial feasibility analysis.
 - b. A second town owned site will be identified in conjunction with the Town's Real Property Advisory Group and will include wetlands delineation, schematic site design, environmental assessment, conceptual building plans and a financial feasibility analysis
2. Report identifying other prospective sites for housing development.
3. The AMAHT will hire a consultant to identify and help implement a 40R district. The 40 R district will help to substantially increase the supply of housing and decrease its cost, by increasing the amount of land zoned for dense housing. It targets the shortfall in housing for low- and moderate-income households, by requiring the inclusion of affordable units in most private projects. The town will identify suitable locations after a review of existing plans by town staff and officials and a community engagement process.
4. The creation of an online forum that can be used not only for housing issues but also other critical town issues such as school building and consolidation and public works/infrastructure needs.
5. A step by step tool for analyzing financial feasibility to be used by trust members when reviewing applications for trust funding that will negate the need for a consultant to assist the trust every time it receives an application for funding.
6. If development is feasible on the property, an RFP that will be sufficient to attract a competent developer committed to produce at least 12 affordable units at the East Street site and also serve as a model for additional RFPs as new sites are identified to become part of the development pipeline.

Each of these services is necessary to this effort. Each also reinforces the value of the others so that together they will allow us to achieve the housing development goals presented in this application.

VII. What is the anticipated duration of the consulting services engagement?

- The Town (trust) expects that the above listed activities will take place over a period of 3 years.
- The first site feasibility analysis is the most immediate need and the duration of technical assistance contracts will be a maximum of 6 months, with at least 3 contracts anticipated during the 3-year period.
- The compilation of other sites in town that are suitable for development will probably be a 12 month contract to allow sufficient time to assess properties and negotiate with owners..
- The 40R consultant will be hired to help the Town identify and apply for a 40R district, including drafting the bylaw. It is expected that this will be a 12 month engagement.
- The online forum will require work with other town boards particularly the planning department and we expect that it will take approximately 6 months to get a site up and running.
- The development of the financial feasibility tool to be used by Trust will take 6 months to complete and will serve as a template for reviewing proposals.

VIII. Briefly describe the feasibility and marketability of the applicant municipality's housing planning vision.

The Town of Amherst has historically been very supportive of both the preservation and production of affordable housing as evidenced by contributions of town owned land, the use of CPA and TIF funding for housing development and the fact that Amherst has exceeded the 10% SHI threshold but is still seeking more development. In addition, the Town has invested a significant amount of time and effort in engaging professional assistance to detail the town's housing needs as evidenced by the Master Plan, Housing Production Plan, the Market study and the U3 Study. All four of these studies also included significant public engagement both with town staff and town committees and the public at large. It is well known among residents, town officials, town committees and town meeting members that the production of additional affordable and market rate housing is well documented in these reports. Through public education efforts such as community forums and our on-line forum we believe that the planning vision can be more widely communicated and that we can get valuable input from the community at large.

As noted earlier, we need land, funding, and political support in order to succeed. While some of the resources necessary are already available as noted in Section II above, more will be necessary. Land is probably the most difficult, but we are confident that our plans will result in enough property to make meeting our development goals feasible.

The table below shows the planned timeline for grant activities. Site engineering and financial feasibility analyses are expected to continue over at least two years as new development opportunities are identified for inclusion in the pipeline. Similarly we anticipate the development of the first RFP in the fall of 2018 and additional RFPs each year during the next three years. Site acquisition will be an ongoing activity for at least two years and public education efforts will be continuous across the lifespan of the grant. The 40R consultant will be hired in late 2018/ early 2019 and continue to work with the Town for about one year.

Table showing anticipated timing of grant activities by quarter, assuming that funds become available in July, 2018.

Key Services	Quarters by Year											
	2018		2019				2020				2021	
	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun
Site Engineering	X	X	X	X	X	X	X	X				
Financial Feasibility	X	X	X	X	X	X	X	X				
RFP Development		X			X			X			X	
Site Acquisition	X	X	X	X	X	X	X	X				
Public Education	X	X	X	X	X	X	X	X	X	X	X	X
40R consultant		X	X	X	X	X						

IX. Briefly describe how the proposed grant activities are consistent with previous local planning efforts.

The proposed activities are an outgrowth of recommendations that were contained in the previously cited HPP, market study, the U3 Town-Gown Study, and Master plan. New production of affordable and market rate housing, encouraging the production of housing specifically for students, community education, evaluating and adopting zoning changes are all part of the recommended activities in these reports.

X. Briefly describe how the proposed grant activities are consistent with previous regional planning efforts, where applicable.

The Pioneer Valley Regional Housing Plan completed in February 2014 provides a comprehensive housing plan for the 43 municipalities that comprise the Pioneer Valley including the Town of Amherst. The plan set forth a number of regional goals that apply to the town of Amherst and the proposed work plan for the housing production grant. They are as follows:

1. Proposed activities enhance housing choice by enabling a full range of housing opportunities that are affordable to households of all racial and ethnic backgrounds, abilities, and income ranges and that are integrated with our region's employment and transportation networks: the Town's goal is to expand housing opportunities through its proposed activities and have individuals be able to take advantage of the community's excellent transportation network and job opportunities particularly at our local colleges.
2. Promote fair housing opportunities by ensuring equal and free access to housing regardless of race; color; religion; national origin; sex; age; ancestry; military or veteran status; sexual orientation; gender identity and expression; marital status; familial status; the use of public assistance, housing subsidies or rental assistance; genetic information; victims of domestic abuse; and disability, blindness, deafness, or the need of a service dog.
3. Integrate housing investments in a manner that empowers our urban, suburban, and rural places to undertake the interdependent challenges of: 1) economic competitiveness and revitalization; 2) social equity, inclusion, and access to opportunity; 3) energy use and climate change; and 4) public health and environmental impact.
4. Encourage collaboration by developing multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments to direct long-term development, reinvestment, and address issues of regional significance. While this application does not directly address the area of regional collaboration the town of Amherst and the Trust work closely with area communities to collaborate on regional issues in particular homelessness issues.

XI. Briefly describe how the proposed grant activities are consistent with the Commonwealth's sustainable development and fair housing principles, including affirmative fair housing marketing requirements.

The proposed grant activities are consistent with the Commonwealth's sustainable development and fair housing principles in particular as follows

1. Concentrate Development and Mix Uses: the proposed 40R district and the use of town owned land that is located close to downtown and transportation meet the goals of concentrating development and encouraging mixed used developments.
2. Advance and Encourage Equity: the site selection process will focus on identifying sites throughout the community where there is access to services and transportation. A public engagement process will help to insure that all residents have an opportunity to participate in the decision making.
3. Make Efficient Decisions: the HPP set goals for housing production and this grant will enable the town to make progress in implementing those goals. The adoption of a 40R district will help further the Town's efforts in smart growth development.
4. Expand Housing Opportunities & Produce Affordable Housing: Amherst has used its town resources to expand opportunities for all income levels and has encouraged and supported 100% affordable and mixed income development in town. This grant will enable the town to expand its work by identifying sites for new affordable and mixed income housing.
5. Provide Transportation Choice: sites for new housing will be evaluated for their access to the Town's excellent transportation system.
6. Be Affirmative: The public engagement through our in person and on line forums will help to educate town residents in fair housing and anti-discrimination laws and policies. These forums will also be used to break down barriers to any new development by educating residents about local needs and providing them an opportunity to give input into future development.

XII. How will the proposed grant activities result in the achievement or maintenance of production-related safe harbor status under Chapter 40B?

Not applicable as the town of Amherst is over 10% on the subsidized Housing Inventory.

All awards will require a local cash match, equal to 10 percent of the value of the consultant services awarded. MassHousing will confirm the estimated cost of cost of the proposed grant activities with the Agency's vendors. Please confirm that the municipality is willing to provide match funding.

The AMAHT is willing to provide a 10% cash match for all consultant services awarded.

Table showing anticipated timing of grant activities by quarter, assuming that funds become available in July, 2018.

Key Services	Quarters by Year											
	2018		2019				2020				2021	
	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun
Site Engineering	X	X	X	X	X	X	X	X				
Financial Feasibility	X	X	X	X	X	X	X	X				
RFP Development		X			X			X			X	
Site Acquisition	X	X	X	X	X	X	X	X				
Public Education	X	X	X	X	X	X	X	X	X	X	X	X
40R consultant		X	X	X	X	X						